

NAVAJO COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 61-94

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS GRANTING/DEVELOPING A CHANGE OF ZONE CLASSIFICATION

The Board of Supervisors of Navajo County does resolve as follows:

SECTION 1. The Navajo County Board of Supervisors does hereby declare and determine that the following request for a change of zone was initiated and filed by Bill Jeffers, that a Public hearing was duly held on the 21st day of November, 1994. Notice of the Public Hearing was duly published and the area duly posted in accordance with Article 29, Section 2902 of the Navajo County Zoning Ordinance and ARS §11-829.

SECTION 2. The Board of Supervisors, having heard public comment and after due consideration of those facts presented, find that the consideration of public safety, health, general welfare and good zoning practice require the following changes and amendments be made.

SECTION 3. The Board of Supervisors hereby GRANT/DEVELOP an amendment to the Navajo County Zoning Ordinance and the Zoning Map referred to herein, so as to change from A-General to Special Development zoning district for the following described property:

Located in Section 1, T18-R21E, APN 105-01-001. The Sun Valley Area.

and those other uses permitted by right in the amended zoning district as described in the Navajo County Zoning Ordinance.

SECTION 4. If approved by the Board of Supervisors, the zone change hereby allowed is conditional upon the privileges being utilized within one (1) year after the effective date thereof, and if they are not in accordance with the conditions imposed by the Board of Supervisors, this authorization may be made void and any privilege, permit or variance granted deemed to have elapsed at a duly noticed Public Hearing of the Board of Supervisors.

APPROVED AND ADOPTED this 21st day of November 1994.

Marlin J. Gillespie

Chairman,
Navajo County Board of Supervisors

ATTEST:

Julia A. Clark
Julia A. Clark, Deputy
Clerk of the Board

Resolution 61-94
Stipulations
Bill Jeffers

1. Need property legal description with the 50 foot Right-of-Way property described and submitted on Right-of-Way Deed Form ready for recordation.
2. ADOT Right-of-Way Use Permit is required for final site plan approval.
3. The final design of the structural section for the road and driveways, as based on the geotechnical report is required for final site plan approval.
4. The Geotechnical Report is to be submitted for review prior to final approval.
5. A drainage study is required before final approval.
6. Fencing of perimeter as needed.
7. Developer will work with Staff to solve any overflow truck parking problems.

These items must be in place before any building permits will be issued for the property.